



### Specific Project Features

- **Block 171** - The building on Block 171 includes approximately 420,300 gsf in a six-story structure with a courtyard in the center. The primary entrance to the building is from Capitol Avenue with a secondary entrance on L Street. Approximately 400 parking spaces shared with Block 172 are provided in one level below grade extending under Capitol Avenue. The entrance to this below-grade parking as well as all delivery and loading elements will be from 16<sup>th</sup> Street.

The Department of Health Services (DHS) is one of the largest state departments. It provides policy direction and program and funding support to state, local, and private health entities. The DHS is recommended to be located in the buildings on Blocks 171 and 173.

- **Block 172** - A six-story building containing approximately 174,300 gsf is planned. This building will include a 300-seat auditorium. One level of parking will be provided below grade, shared with Block 171. The main entrance to this building will be from Capitol Avenue.

The Department of General Services (DGS) provides business management services to state agencies. DGS will be located within the two buildings at mid-Complex, Blocks 172 and 174, also the site of the Auditorium and joint-use Conference/Training Center.

- **Block 173** - The northern half of the block includes a parking structure with five levels above grade and one level below grade. The southern half of the block includes a seven-story building of approximately 244,200 gsf, with a small courtyard. The main entrance to this building will be from Capitol Avenue. The design includes retail space facing 17<sup>th</sup> Street as well as a joint use community police facility planned facing Capitol Avenue.
- **Block 174** - The building is seven stories providing approximately 255,400 gsf. It includes one level of below-grade parking shared with Block 173. The building includes retail space along 17<sup>th</sup> Street. The main entrance to this building will be from Capitol Avenue.
- **Block 225** - Development on Block 225 includes a six-story building of approximately 357,500 gsf, with one level of below grade parking. The building is planned to include retail space at the corner of 14<sup>th</sup> and O Streets and a child care center with an outdoor

play area along O Street. The main entrance to the building will be on 15<sup>th</sup> Street near N Street.

The California Department of Education (CDE) administers the state's public education system under the direction of the Superintendent of Public Instruction and the state's Board of Education. The CDE will be located within one building at Block 225, providing a complete consolidation for the department.

- **Materials** - Building exteriors feature natural and neutral colors in an attempt to be compatible with the broadest variety of neighboring buildings and to present a dignified, high quality, long-term image. Non-reflective, high-performance glass is used to maximize the positive benefits of sunlight, conserve energy, and provide visual transparency and variety from the exterior.

The façades will consist of light-toned brick, white cement, gray glass, bluish white granite, and coated aluminum organized and modulated to evoke a civic scale and sense of permanence.



- **Capitol Avenue Plaza** - The project provides for the widening and reconfiguration of Capitol Avenue between 15<sup>th</sup> and 17<sup>th</sup> Street to construct a landscaped, pedestrian-oriented plaza in the median. The plaza will be designed to be an extension of the park, similar to the approach to the Capitol Building on the west side of the park. Palm trees will be transplanted from

other areas of the project site to the west end of the plaza to provide a visual gateway to and from the park. Capitol Avenue will be reduced to one travel and one passenger loading lane in each direction with a four-foot-wide bike lane. Realignment of Capitol Avenue will necessitate the removal of some existing trees. The plaza includes extensive pedestrian amenities, including shade trees, fountains, benches, a lawn, and other landscaping trees, shrubs, and flowers.